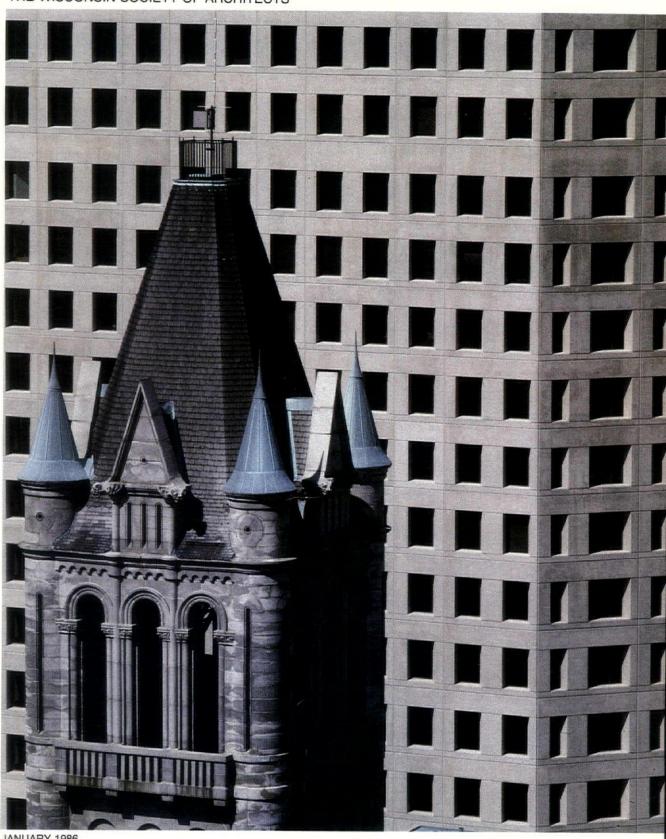
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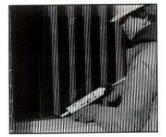
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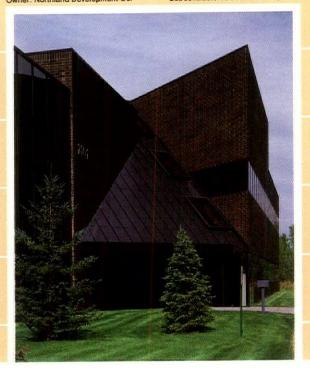
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A Decade Of Change In Roofing

By Mark Beilman, AIA

hen an industry changes dramatically over a 10 year period, it is usually very noticeable. In the construction field, not many industries have changed more dramatically than roofing in terms of new products, improved applications and greater understanding.

According to data compiled by the Ducker Research Co., roofing contractors installed 905 million square feet of hot BUR on new construction and reroofing flat roofs in 1983, giving it a 46% share of the flat roof market. By comparison, single-ply roofing held a 30% share of the same market, while all other systems combined accounted for the remaining 24%. Furthermore, the use of BUR has held its own since 1980 despite intense new product competition from singleply roofing. Despite single-ply's recent market share gains, in 1980 1,452 million square feet of BUR were laid down, compared with 1,366 million square feet in 1983.

Components Of A BUR

As to the quality of BUR today, there is no question it has improved over the last 10 years. There has been a 100% improvement in BUR. Seventy-five percent can be attributed to better products and 25% to better applications.

The traditional BUR system, custom built at the jobsite, is composed of a structural deck, thermal insulation and a multilayered (hence the name built-up) membrane. Most systems also include flashing, an indispensable accessory for sealing and waterproofing joints where the membrane meets gravel stops, walls curbs, expansion joints, vents and drains. All of these components work together to maintain a comfortable interior environment while keeping moisture out.

The glass fiber felt represents one of the greatest improvements in this past decade of BUR technology. Today it represents the predominent felt in the commercial roofing market.

Applying The BUR

Three things are essential for long roof life — good design, good materials and good workmanship. Because the BUR membrane is essentially manufactured at the jobsite, good workmanship is especially important.

On new buildings with steel decks the contractor will probably install two layers of insulation, mechanically fastening the first layer to the deck, adhering the second layer to the first with hot bitumen, offsetting the joints of the second layer from those of the first. Mechanically attaching the first layer of insulation firmly, anchors the roofing system to the deck, preventing blowoffs.

When a building is to be reroofed, roofing contractors generally apply the required insulation with hot bitumen rather than mechanically fastening the first layer as they do in new construction.

Once the insulation is in place, three to five layers of fiber glass felts are applied in bitumen, then the top surface of the roof membrane is covered with a flood coat of hot bitumen. This becomes the membrane's first line of moisture protection. The aggregate is embedded in the hot bitumen. The gravel is used to resist ultraviolet degradation.

Single Ply Roofing

Built-up roofing has been the undisputed industry leader for more than 100 years. But in the early 1970's a class of products called single-ply began a roofing revolution, bringing with it the notion that one ply of rubber, plastic, or modified bitumen could protect a building as well as BUR. Today, several single-ply products and installation techniques are available that offer low cost and convenience. While the profusion of systems may make choosing the right roofing more complicated, it also increases the architect's chances of finding the system with the best characteristics for the particular job.

The Ducker Research Co. found that in 1983 single-plys accounted for about 30% of all roofing membrane materials used for flat roofing in the United States. A survey conducted by the National Roofing Contractors Association (NRCA) showed results similar to Ducker's. In a random sample of jobs completed by its members, the Association found that single-ply use increased from less than 1% of all roofs applied in 1977 to 30% in 1982.

Generic Class

Based on their formulation and performance characteristics, single-ply membranes may be divided into the following four categories.

- 1. VULCANIZED ELASTOMERS are resilient, rubber like membranes that can return to their original shape after stretching. They are thermosetting materials, which means they harden when heated. Elastomerics are usually sealed at the seams with contact adhesive.
- NON-VULCANIZED ELASTOMERS are not resilient when they are first installed, but cure in place to a rubber-like substance. In their uncured state they may be field-seamed using heat or solvent welding.
- 3. THERMOPLASTICS remain some-

what deformed after stretching because they soften when heated or when exposed to solvents. Thermoplastic membranes may be welded together with heat guns or chemicals.

4. MODIFIED BITUMENS are composed of a polyester or fiber glass mat sandwiched between two layers of polymer-modified bitumen. The roofing may be applied and seamed with hot asphalt or mastics. It is also possible to install the membrane with its own bitumen by melting a portion of the bitumen with a propane torch.

Until recently, according to Ducker Research, a vulcanized lastomer called EPDM (Ethylene Propylene Diene Monomer) was the most commonly used single-ply material. It accounted for 52% of the market in 1982. Modified bitumen has been gaining in popularity over the last couple of years, however, many industry experts are predicting it will be the clear winner in the years to come. Other products that are also frequently made into single-ply sheets are polyvinyl chloride (PVC) chlorinated polyethylene (CPE) and neoprene.

Application Methods

The most common application methods for single-ply membrane are ballasted, fully adhered, partially adhered and mechanically fastened.

In ballasted systems, the membrane is attached to the roof only at the perimeters. It is held in place everywhere else by the weight of the gravel or concrete pavers placed on top of it. In some designs, called protected membrane roofs, the insulation is also placed over the membrane.

Ballasted systems have two advantages over other designs. First, problems arising from different thermal expansion and contraction rates between the membrane and other building components are avoided by separating the roof deck from the membrane. Second, because none of the roofing contractor's time and materials need to be devoted to attaching the membrane to the deck, a loosely laid system is often less expensive than other systems.

Membranes in fully adhered systems are either self-adhesive or completely bonded with adhesive applied at the jobsite to the substrate (structural deck, insulation or vapor retarder). Light weight and resistant to wind uplift are this systems' advantages. The amount of work involved in adhering the membrane to the substrate in a fully adhered system makes this type of roof one of the most costly.

There are two ways to install a partially adhered system, either the contractor can apply the adhesive in strips or spots, or the contractor can bond the membrane to plateshaped fasteners attached to the deck.

In mechanically fastened systems, contractors attach the membrane with long-shank screws. The system offers light-weight wind uplift protection, but the point where the screw penetrates the membrane is vulnerable to tearing and water seepage.

Single Ply Aids Reroofing

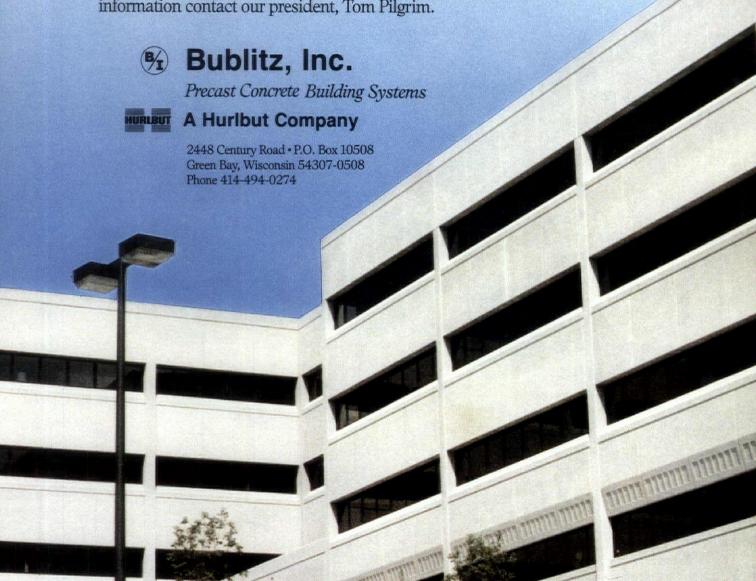
A designer or building owner faced with a reroofing project may find that a single-ply system offers several important advantages. The system's light weight may make it possible to apply it directly over an existing roof, avoiding the time and

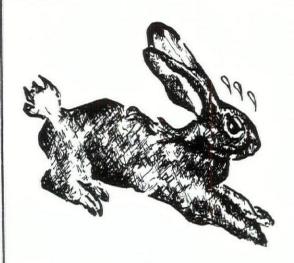


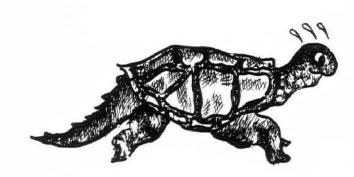
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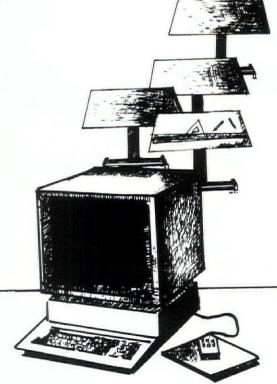
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does not require heating to perform, although it may be heated slightly for handling ease. Mark Beilman, AIA, is a registered architect residing in Madison and specializing in roofs and roofing. ■

Coating and adhesives are used either separately or in combination with reinforcing felts and fabrics to comprise the cold applied roofing system. Asphalt cutbacks, asphalt emulsions, refined coal tar coatings, aluminum pigmented asphalt and colored coatings are all options in this category.

Depending on the ingredients these are used as primers, finish or reflective coats, or tack coats to hold granule surfacing.

Foam Roof System

A spray-applied polyurethane foam roofing system can keep a building warm and dry. With an R-value of 7.14 the seamless, lightweight foam membrane resists heat transfer better than any other insulation currently available. And with spray applied primers and top coatings the foam system can seal out rain and snow.

Even though foam roofing provides several advantages over other types of roofing there have been problems with some installations, especially in the early years as contractors learned the proper application methods. Some of these failures were caused by environmental factors that were beyond human control, including heat, cold, humidity, rain, dew, wind, and ultraviolet radiation. As the industry has matured, however, it has learned to anticipate and work with these conditions.

In general, poor performance of a polyurethane foam roofing system can be traced to the use of improper or incompatible materials or to improper application. This is why the individual contractor is a key ingredient in a successful roofing system.

Harry A. Schroeder's Comments

(These comments where made by Harry Schroeder at the December WSA Board of Directors meeting.)

This is our final meeting of 1985 and I'd like to take a few minutes to summarize my impressions of what we've accomplished, not accomplished and what may be ahead.

I want you all to know that it has been a genuine honor for me to have worked with all of you this past year and to have served as president of the WSA. 1985 will be recorded as another successful page in the history of our organization due to the efforts of many people, not the least of whom is our outstanding executive, Eric Englund.

You may recall that back in September of 1984 I proposed an agenda of seven items for focus in 1985. My evaluation of the progress on those items is mixed. Let me review them and comment on them.

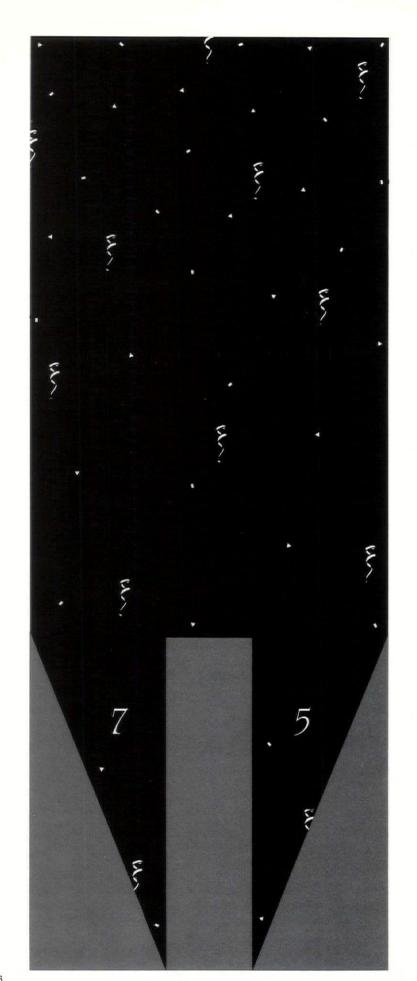
- The first was ADVERTISING. We have, as you know, sponsored two spots a day all year long on the Wisconsin Public Radio Station FM network. In my opinion, this has been a worthwhile effort and expenditure that should be continued, although I suggest an occassional revision to our message to keep it fresh.
- 2. Next on my list was PRICE COM-PETITION, now reworded to Qualification Based Selection (QBS). This has been the area of our most concentrated effort. The DOSFM monitoring, the September issue of the Wisconsin Architect, the Fall Workship and many one-on-one contacts are some of those efforts. While we recognize that QBS is a continuing, on-going effort without an end point to measure against, we can definitely say that, One: we have made progress, Two: we are on the right track. QBS definately deserves a large measure of our future concentration.

- 3. Also on my agenda was E & O INSURANCE. At that time it seemed we should consider a requirement to disclose E & O coverage and consider WSA sponsored underwriting. The disclosure requirement is under consideration by the Examining Board. E & O underwriting has turned out to be too big a problem for WSA, so we've turned it over to AIA. It may be too big for them also.
- 4. One of my personal interests was on the Agenda, which was ADVANCED CERTIFICATION. While my view that we as a profession have not done enough to distinguish our more competent specialty practitioners is still valid, it appears that this subject has not caught the interest of our membership. I like to think I'm ahead of the times on this and predict that we will sooner or later follow the other learned professions of medicine, law and accounting in this direction.
- 5. ENFORCEMENT was another agenda item. Our role in enforcement is that of an advisor to the enforcement agencies such as DILHR and the Department of Regulation and Licensing. We've met with both agencies several times and have encouraged them to enlarge their enforcement activities. The Department of Regulation and Licensing has promoted some leaislation and activated a task force to develop more effective enforcement of rules and regulations. We must remain active in this area to assure that more enforcement programs are fair and reasonable.
- 6. A year ago, the prospect of hundreds of new GRADUATES entering the profession at the time of a shrinking market was a real concern. I'm not sure it is not still, or will re-occur, but certainly as business has picked up, we've

- found more critical issues to be concerned with. This deserves to be a national concern. Our efforts to get AIA and NCARB interested in this issue has met with formidable resistance.
- 7. The final item on my agenda was a proposal for periodic TEST-ING of architects and engineers on the current provision of the Wisconsin Building Code. I'm personally disappointed that our membership does not see this as a positive means to maintain professional competence, enhance public confidence in our profession and reduce professional liability exposures. Let me predict that re-testing will be a common requirement or option in the future.

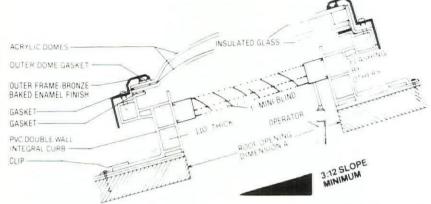
So, you can see that 1985 was a year with some successes and some disappointments. On the whole, better than either the Packers or the Badgers.

Our 1986 Agenda will continue to emphasize QBS and Professional Liability Insurance, two huge issues that deserve our best efforts. These, and other subjects that Jim Miller will expand upon, will keep us all very busy next year.





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UW-M SARUP

Promoting Architectural Awareness And Understanding

By Eric Englund

recent article in the Milwaukee Sentinel points out the value of our School of Architecture at Milwaukee to the Wisconsin architectural community.

The article discusses the efforts of UW-M SARUP students during the summer in helping small Wisconsin cities plan new life for their downtowns. These students participate in the Small Towns Revitalization Program and offers assistance to the state's nearly 570 incorporated small towns . . . those with populations of less than 50,000 each.

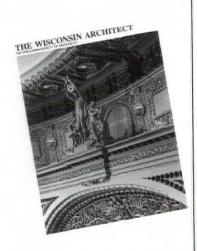
To date 25 communities have received design assistance. The payoff to the students has been the opportunity to work on realworld problems. The payoff to the towns is that they get some help and fresh ideas in dealing with their community design and architectural problems. What do these students do? Of the 25 communities that have received help. six have made substantial physical changes, including scraping and painting of wood and metal work cleaning and tuck pointing masonry, and removal of out of character signs and inappropriate modernizina materials. These changes usually include the addition of pedestrian amenities such as street furniture, cross walks, lighting and plants.

Elroy, Wisconsin has apparently accomplished the most. In 1980 two UW-M SARUP students spent time working with the community development resource agent for Juneau County. Within weeks of their arrival, scraping and painting started taking place on the Main Street. Activity continued throughout the summer and for the next three summers. While the changes were modest in terms of expense, they resulted in a community facelift and an infectious desire to upgrade their community.

This effort speaks well for UW-M SARUP. It also speaks well for contemporary architects. We talk about the need for the public to better understand architecture and its role in contemporary society. We each try to do our own thing toward that goal . . . and UW-M SARUP is to be congratulated for a very substantial step in this direction.

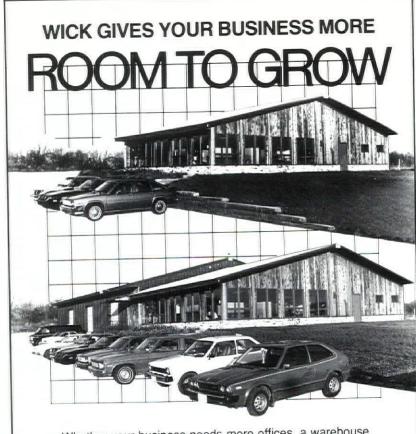
Wisconsin architects who are aware of communities who can utilize this kind of support should contact Doug Ryhn or Dean Carl Patton at UW-M's architecture school.

Anyone who needs to stay current with the design industry in Wisconsin definitely reads Wisconsin Architect



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GOOD NEWS OR YOU DON'T HAVE TO GO LOW TO GET IT

Barneveld School District decided they were going to bid for some architectural services. They sent a letter out to the "bidders." The School District also contacted the WSA office seeking some assistance in selecting an architect. In response to this contact, the WSA office provided the School District with information pertaining to qualification based selection. This information was reviewed and the School District decided that it was in their best interest to utilize a two stepped selection process that involved first requesting statements of qualification and then interviewing three firms who would be shortlisted based upon a review of the information submitted by interested firms. The WSA office was asked to assist in preparing criteria to be utilized in evaluating the quality of the qualifications submitted by interested firms and to attend the interviews of the three shortlisted firms. The interviews primarily focused on the competence and qualifications of the three firms and the School District ultimately selected the design firm they felt was most competent to provide the services they need.

What happened to the bidding? It apparently fell between the cracks. The firm selected will be compensated at an hourly rate. While that rate is not available for public disclosure, it is certainly not a "low ball" figure and provides adequate compensation to provide the quality services that the School District needed.

BAD NEWS OR HOW LOW CAN YOU GO?

Did you hear the one about the Eau Claire County Highway Department? They needed A/E design and construction observations services for the remodeling of their County Airport Maintenance Building. Selection was purely on the basis of low bid. How low did they go?

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The Wisconsin Architect 1/86

YOUNG PRACTITIONERS FIELD DAY

A total of ten individuals attended the November 1, 1985 workshop hosted by Frank N. Carter, AIA. Participants traveled to Green Bay from various areas of Wisconsin including: Oshkosh, Sheboygan, Sister Bay, Mequon, La Crosse and Menominee.

The workshop began with homemade chocolate chip cookies and hot coffee to accompany our casual tour of Frank's office. Artifacts observed included the familiar drawing storage files, drafting equipment, blueprint machine, resource library and the essential zerox copy machine. Personal office touches were emphasized by Frank's pipe collection and his water color renderings, sparked no doubt by his recent studies at "The Clearing". Frank's office is definitely the most immaculately kept architectural office I have ever seen . . . not one thing out of place. How does he do it?

Following the tour, we regrouped for a round table discussion on the merits (and hazards) of solo architectural practice. Subjects discussed (to name a few) included: bare minimums of office survival, resource material, peer counsel, design, drafting, cash-flow, billing, record keeping, professionalism, contracts, and marketing. (Lucky Frank . . . he has never had to formally market his services over the years!) It was time to break out the beer and pretzels when the topic of discussion shifted to law suits and errors and ommissions (E & O) insurance.

Ending the workship was a personally guided tour of the rest of Frank's energy efficient-passive solar-double envelope house. Frank designed and built the structure three years ago. I was most impressed with his man-made escarpment and display of colorfull ropes, tools, gadgets and climbing apparatus he uses to maintain and sharpen his climbing skills.

I would like to thank Frank Carter for hosting this workshop and WSA for developing this worthwhile program. I strongly encourage the continuance of this program, for it is refreshing and gratifying to interact with others who are truely excited about the practice of architecture.

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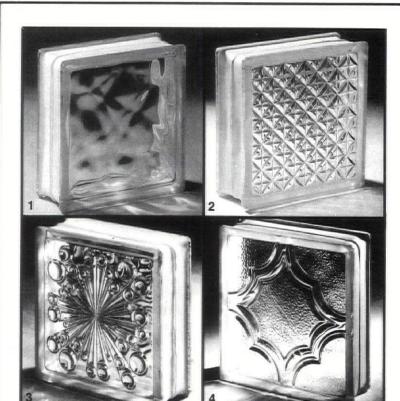
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PEOPLE AND PLACES

DAVE V. UIHLEIN, JR., AIA, has formed the firm Uihlein Architects and serves as president of that firm. The firm specializes in architecture, interior design, and planning and is located at 322 East Michigan Street, Milwaukee, WI 53202. Phone (414) 271-8899.

Widen Associates, LTD., the Milwaukee based Architecture and Planning Firm, has recently added KENNETH A. PRENGEL and JOHN M. FLOM as full partners.

The Milwaukee firm of Pfaller Herbst & Eppstein has been renamed HERBST, EPPSTEIN, KELLER & CHADEK, INC., to reflect recent changes, MARK A. PFALLER, FAIA, has left the firm, but continues in the private practice of architecture. R.G. KELLER, AIA, and ARTHUR C. CHADEK, AIA, have become principals in that firm. SAMUEL D. EPPSTEIN, AIA, will continue as president of the firm.

PAT FROST, AIA and JERRY RUBIN, AIA, are the proud parents of a baby boy, Arial Frost Rubin, born October 16, 1985.







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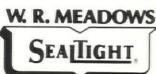
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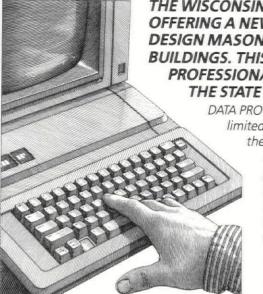
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TRUSS FABRICATION PLANS — WHO STAMPS?

The WSA office continues to get calls from members concerned about the responsibility for stamping truss location plans.

It appears that the normal process is for the original plan submittal by the project A-E to include a truss location plan which is stamped by the project A-E. At the time that the project goes out to bid or is assigned to a truss fabricator, it also appears that in most instances the truss fabricator prepares stamped shop drawings pertaining to the truss fabrication, which are submitted to the project A-E and then to DILHR.

Problems apparently arise when the truss fabricator recommends or suggests a different truss configuration (location) from that shown on the A-E's original plans submitted to DILHR. There apparently are some truss fabricators who prepare a revised truss location plan based upon their recommendations. Based upon the information received by the WSA office, the truss manufacturers are not willing to place their stamp on the new truss location plan. They submit this new unstamped plan to the project A-E, along with the stamped truss fabrication plans. The dilemma for the A-E is what to do with the new truss location plan????

Reviewing the rules of the Architects Registration Board, it appears to be unlawful for a project A-E to place their stamp on this new plan, prepared by others, outside their direct supervision and control. The truss fabricators have indicated an unwillingness to stamp this new plan. Who should stamp it?

The best advice we can provide is that under the current rules governing plan stamping that the project A-E must recheck all calculations dealing with the truss location and redraw the plan, prior to stamping that plan and resubmitting it to DILHR.

If you feel that this recommendation or conclusion is incorrect, inequitable, or in need of change . . . contact Eric at the WSA office.

MEMBERSHIP ACTION

IHDE MCCLENAGHAN, JERI, was approved for Associate Membership in the Southeast Wisconsin Chapter.

REBILLOT, BLANE, was approved for AIA Membership in the Southeast Wisconsin Chapter.

BRECHLIN, FRED, was approved for Associate Membership in the Northeast Wisconsin Chapter.

SORENSON, DAVID, was approved for AIA Membership in the Northwest Wisconsin Chapter.









- The Grand Avenue 275 West Wisconsin Avenue Architects: Elbasani Logan and Severin 1982
- Marine Bank Plaza
 111 East Wisconsin Avenue
 Architects: Harrison and Abramovitz
 1961
- Marshall and Ilsley Bank Building 780 North Water Street Architects: Johnson Wagner Isley and Widen 1968
- 4. 411 Building 411 East Wisconsin Avenue Architects: Harry Weese and Associates 1985
- Pfister Hotel Tower
 424 East Wisconsin Avenue
 Architects: Rasche Schroeder Spransy
 and Associates
 1965
- I.B.M. Building
 611 East Wisconsin Avenue Architects: Harry Weese and Associates 1965
- First Wisconsin Center
 Tast Wisconsin Avenue
 Architects: Skidmore, Owings and Merrill
- Northwestern Mutual Life Place
 800 East Wisconsin Avenue
 Architects: Poor Swanke Hayden Connell in association with Sasaki Associates
 1979
- Milwaukee County War Memorial Center and the Milwaukee Art Museum 750 North Lincoln Memorial Drive Architect: Eero Saarinen and Associates 1957

Art Museum Extension Architect: Kahler, Slater and Fitzhugh Scott 1975

- Regency House Condominiums 929 North Aster Street Architect: Joel Hillman 1969
- Kilbourn Row Houses
 800 East Kilbourn Avenue
 Architects: Chrysalis of Wisconsin 1985
- Office on the Square and Shops on Jefferson Street 770/788 North Jefferson Street Architects: Jordan Miller 1975

Milwaukee's new architecture:

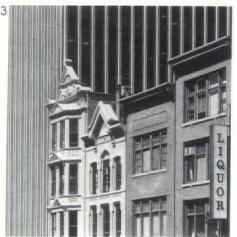
The oldest building included on this trail is the Milwaukee Art Museum designed in 1957 by Eero Saainen and Associates. Examples of other nationally prominent architect are also evident including works by Harry Weese and Associates, Skidmore Owings and Merrill, Helmut Jahn, Perkins and Will and Harrison and Abramovitz. Augumenting this list is the substantial contribution of work by Wisconsin architects who collectively have produced many buildings of national stature.

The downtown trail highlights some of the achievements from this resurgence of city building. It can be walked comfortably in a few hours and is set out as a circuit that can be walked in either direction. It starts and finishes at the Grand Avenue with Cathedral Square at its mid-point.



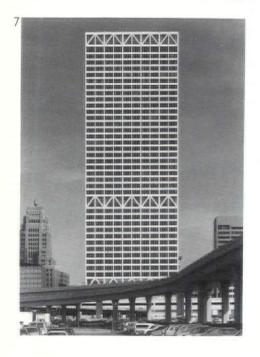














- Walter Schroeder Library
 Milwaukee School of Engineering
 500 East Kilbourn Avenue
 Architects: Kahler, Slater and Scott
 1980
- Fred Loock Engineering Center Milwaukee School of Engineering 400 East Kilbourn Avenue Architects: Kahler, Slater and Scott 1966
- Juneau Village Housing North Jackson Avenue Architect: Irving Soloman and John Buenz 1965-1971
- Courtyard Square
 1108 North Milwaukee Avenue Architects: HSR Associates
 1984
- Plaza East
 900 North Broadway Street
 Architects: Helmut Jahn
 1984
- MGIC Plaza
 250 East Kilbourn Avenue
 Architects: Skidmore Owings and Merrill
 1972
- The Performing Arts Center
 929 North Water Street
 Architects: Harry Weese and Associates
 1969
- Riverside Townhouses
 1100 North Edison Street
 Architects: William Wenzler and Associates
 1984
- 21. Hyatt Regency Hotel 333 West Kilbourne Avenue Architects: Py-Vavra 1980
- Time Insurance Building
 West Wells Street
 Architects: Blake, Wirth and Associates
 1971
- Henry S. Reuss Federal Plaza 310 West Wisconsin Avenue Architects: Perkins and Will 1983
- Blue Cross Building
 401 West Michigan Street
 Architects: Brust-Zimmermann Inc.
 1977







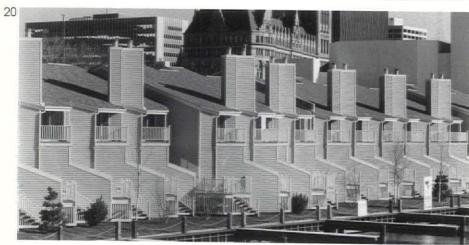


















Milwaukee's new architecture:

David Reed Visiting Associate Professor School of Architecture and Urban Planning University of Wisconsin-Milwaukee

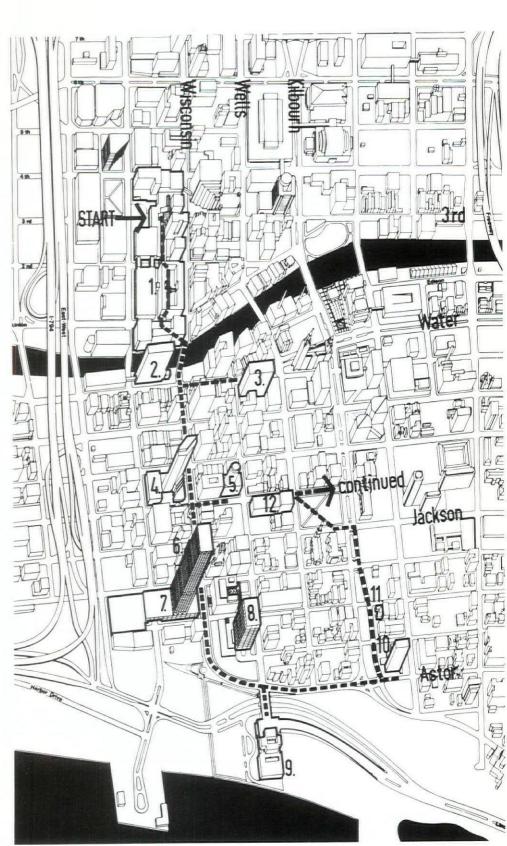
Photography by Tom Chang Milwaukee Center for Photography

uring the past twenty years Milwaukee's downtown area has undergone a renaissance that has brought about drastic changes and substantantially altered its character. The deterioration that had been occuring in the 1950's and 1960's has not only been checked but has been dramatically reversed.

With the success of the Grand Avenue, downtown is again a regional retail center. Government, cultural, recreational and, most recently, residential facilities have been rejuvenated and expanded. Projects that are currently underway or at the planning stage provide the promise that the renaissance will continue into the future.

Included in this rebuilding is the work of many enterprising and imaginative architects who have risen to the difficult challenges of an urban site and the client's brief. Also included are buildings that have led to considerable debate in both professional and lay circles over their appropriateness in the context of the city, their site planning, their building design or their internal organization. But taken together, these buildings provide excellent examples of twentieth-century architecture in an urban context.





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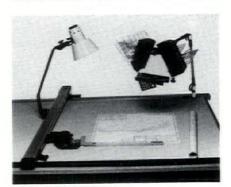
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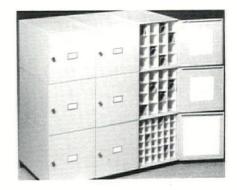
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